

Item: 1201 Pisgah Church Road

Rezoning

Date: April 15, 2025

Zoning Amendment Statement by City Council on Consistency with Adopted Comprehensive Plan and Reasonableness

The **Greensboro City Council** believes that its action to **approve/deny** the rezoning request for the property at **1201 Pisgah Church Road** from **R-3 (Residential Single-family – 3)** to **CD-RM-12 (Conditional District - Residential Multi-family – 12)** to be **consistent** with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support approval of the rezoning request:	Factors that support denial of the rezoning request:
<ol style="list-style-type: none"><li data-bbox="269 821 792 961">1. The request is consistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map.<li data-bbox="269 989 792 1205">2. The proposed CD-RM-12 zoning district, as conditioned, permits uses that fit the context of the surrounding area and limits negative impacts on the adjacent properties.<li data-bbox="269 1232 792 1449">3. The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest.<li data-bbox="269 1476 792 1583">4. Other factors raised at the public hearing, if applicable (describe)	<ol style="list-style-type: none"><li data-bbox="836 821 1359 961">1. The request is inconsistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map.<li data-bbox="836 989 1359 1205">2. The proposed CD-RM-12 zoning district, even as conditioned, does not limit negative impacts on the adjacent properties, nor does it permit uses that fit the context of surrounding area.<li data-bbox="836 1232 1359 1449">3. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest.<li data-bbox="836 1476 1359 1583">4. Other factors raised at the public hearing, if applicable (describe)